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**City of Dallas Mixed Use Development Parking Chart**  
 for properties regulated by Dallas Development Code, Chapter 51A  
 (for calculating adjusted standard parking requirement)  
 Address: 1106 Graham Avenue

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Weekday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (whichever is greater)	10	1	10.00	80%	8.00	60%	6.00	60%	6.00	70%	7.00	100%	10.00
	Group Home	0	0.25	0.00	80%	-	60%	-	60%	-	70%	-	100%	-
	Group Home Office	0	400	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Office Uses*	333	0.00	0.00	100%	-	80%	-	100%	-	85%	-	35%	-
	Retail Uses*	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Specialty Retail	1,600	625	2.56	60%	1.54	75%	1.92	70%	1.79	65%	1.66	70%	1.79
	Retail 10,000+ SF	0	200	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 40,000+ SF	0	250	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Retail 100,000+ SF	0	300	0.00	60%	-	75%	-	70%	-	65%	-	70%	-
	Bar, Restaurant, & Commercial Amusement (inside)		100	0.00	20%	-	100%	-	30%	-	30%	-	100%	-
	Bakery	400	625	0.64	75%	0.48	100%	0.64	75%	0.48	50%	0.32	25%	0.16
	Catering	2,000	625	3.20	75%	2.40	100%	3.20	75%	2.40	50%	1.60	25%	0.80
	Health Studio	0	200	0.00	45%	-	70%	-	55%	-	80%	-	100%	-
	Game Court Center	0	n/a		45%	-	70%	-	55%	-	80%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	60%	-	80%	-	100%	-
	Any other use	0	300	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential &amp; theater):</b>		<b>4,000</b>		<b>16</b>		<b>12</b>		<b>12</b>		<b>11</b>		<b>11</b>		<b>13</b>

Use	Use Categories	Total SF (including vacancies)	Parking Ratio	Standard Parking Requirement	Parking Adjustment by Time of Day (Saturday)									
					Morning		Noon		Afternoon		Late Afternoon		Evening	
	Multifamily # Units or Bedrooms (whichever is greater)	10	1	10.00	100%	10.00	70%	7.00	75%	7.50	85%	8.50	95%	9.50
	Group Home	0	0.25	0.00	100%	-	70%	-	75%	-	85%	-	95%	-
	Group Home Office	0	400	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Office Uses*	0	333	0.00	15%	-	20%	-	15%	-	5%	-	0%	-
	Retail Uses*	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Specialty Retail	1,600	625	2.56	75%	1.92	85%	2.18	100%	2.56	90%	2.30	65%	1.66
	Retail 10,000+ SF	0	200	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 40,000+ SF	0	250	0.00	75%	-	85%	-	100%	-	90%	-	65%	-
	Retail 100,000+ SF	0	300	0.00	65%	-	75%	-	90%	-	75%	-	60%	-
	Bar, Restaurant, & Commercial Amusement (inside)	0	100	0.00	20%	-	60%	-	90%	-	100%	-	100%	-
	Bakery	400	625	0.64	75%	0.48	100%	0.64	90%	0.58	75%	0.48	25%	0.16
	Catering	2,000	625	3.20	75%	2.40	100%	3.20	90%	2.88	75%	2.40	25%	0.80
	Health Studio	0	200	0.00	100%	-	100%	-	100%	-	100%	-	100%	-
	Game Court Center	0	n/a	0	100%	-	100%	-	100%	-	100%	-	100%	-
	Theater (1/28 seating)	0	28	0.00	0%	-	40%	-	80%	-	100%	-	100%	-
	Any other use	0	300	0	100%	-	100%	-	100%	-	100%	-	100%	-
<b>Total SF (- residential &amp; theater):</b>		<b>4,000</b>		<b>16</b>		<b>15</b>		<b>13</b>		<b>14</b>		<b>14</b>		<b>12</b>

\* See Chapter 51A Definitions

\*\*Based upon a report for ULI - The Urban Land Institute, Shared Parking, Washington, D.C.: ULI, 1983

Exhibit 539B: MUD Parking Chart

Approved  
 City Plan Commission  
January 21, 2021